



**MINUTES OF THE REGULAR MEETING  
OF THE CITY COUNCIL  
OF THE CITY OF SPRINGVILLE, UTAH  
COUNCIL CHAMBERS, 110 SOUTH MAIN STREET  
AUGUST 05, 2014 – 7:00 P.M.**

The following are the minutes of the Regular Meeting of the Springville City Council. The meeting was held on **Tuesday, August 05, 2014, at 7:00 p.m.** in the Springville City Civic Center Council Chambers, 110 South Main Street, Springville, Utah. Adequate notice of this meeting, as required by law, was posted in the Civic Center and on the City's website, and delivered to members of the Council, media, and interested citizens.

Mayor Wilford W. Clyde presided. In addition to Mayor Clyde, the following were present: Councilmember Rick Child, Councilmember Christopher Creer, Councilmember Dean Olsen, Councilmember Craig Conover, Councilmember Chris Sorensen, City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle and City Recorder Kim Rayburn.

Also present were: Public Safety Director Scott Finlayson, Administrative Services Manager Rod Oldroyd, Buildings and Grounds Director Alex Roylance, Museum of Art Director Dr. Rita Wright, Community Development Director Fred Aegerter, Matt Hancock Power Generation Superintendent, Leon Fredrickson Power Director.

**CALL TO ORDER**

Mayor Clyde welcomed those present and called the meeting to order at 7:04 p.m. Mayor Clyde welcomed members from the Youth City Council and noted they will be participating in tonight's meeting. Mayor Clyde invited Tyler Wright, Youth City Council Mayor, to conduct the meeting.

**INVOCATION AND PLEDGE**

Youth City Councilmember Meg Longhurst offered the invocation and, Youth City Councilmember Roxie Chambers led the Pledge of Allegiance

**APPROVAL OF THE MEETING'S AGENDA**

COUNCILMEMBER CONOVER MOVED TO APPROVE THE MEETING'S AGENDA AS WRITTEN. COUNCILMEMBER CHILD SECONDED THE MOTION. ALL VOTED IN FAVOR OF THE MOTION. THE MOTION PASSED UNANIMOUSLY.

**MAYOR'S COMMENTS**

Tyler Wright, Youth City Mayor welcomed the Council, staff and audience. He observed scouts in the audience and asked them to stand and introduce themselves. Scouts from Troop#1464 were recognized.

#### **PUBLIC COMMENT:**

Mayor Clyde introduced the Public Comment section of the agenda. He asked if there were any requests.

There were none.

#### **CEREMONIAL AGENDA**

1. Presentation to Brent Packard – Planning Commission Recognition  
Continued to August 19, 2014

#### **CONSENT AGENDA\***

2. Approval of all City purchase orders properly signed (Springville City Code §2-10-110(5))
3. Approval of Minutes – April 08, 2014 Work/Study Meeting
4. Consideration of approval to allow for the construction of a partial street width on 950 West for the development of the Ashford of Springville Subdivision located at 333 South 950 West – Fred Aegerter, Community Development Director
5. Consideration of amending Springville City's power rate **Resolution #2014-14** to establish a rate and charges for renewable energy sold and delivered through the Springville City municipal electric power system – Leon Fredrickson, Power Department Director

COUNCILMEMBER CREER MOVED TO APPROVE THE CONSENT AGENDA AS WRITTEN

COUNCILMEMBER CONOVER SECONDED THE MOTION. THE VOTE IS RECORDED AS: COUNCILMEMBER CHILD-AYE, COUNCILMEMBER OLSEN-AYE, COUNCILMEMBER CREER-AYE, COUNCILMEMBER CONOVER-AYE, AND COUNCILMEMBER SORENSEN-AYE. THE MOTION PASSED UNANIMOUSLY

#### **PUBLIC HEARING**

6. **Public Hearing to consider ORDINANCE #17-2014 amending various sections of the Springville City Title 11 Sign Ordinance to allow for an electronic pole sign to be located at the Springville Junior High School and other school sites located in Springville City**– Fred Aegerter, Community Development Director

Director Aegerter addressed the Mayor and Council. He explained Nebo School District would like to install an electronic changeable copy pole sign at the new Junior High location at 189 South 1470 East in the R1-10 Single Family Residential Zone. Mr. Aegerter acknowledged

the Planning Commission recommends the sign be turned off from 10:00 p.m. to 6:00 a.m. and no pulsing or flashing images.

MAYOR CLYDE OPENED THE PUBLIC HEARING AND ASKED THE YOUTH CITY COUNCILMEMBERS IN ATTENDANCE THEIR THOUGHTS.

Julia Gonzalez questioned the square footage. Director Aegerter explained it will allow for a 20ft high pole, to have a larger message sign and the square footage of sign to be larger. Ms. Gonzalez stated she agrees it is important for the schools.

Carmen Payne agreed it should be allowed and noted having the pole sign higher is easier to see and read what is going on at school.

Tyler Wright stated he agrees with the change, he feels it will be good for students and parents to get information. He said he is in favor of a bigger and higher sign.

COUNCILMEMBER CONOVER MOVED TO CLOSE THE PUBLIC HEARING. COUNCILMEMBER CHILD SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR OF THE MOTION. THE MOTION PASSED UNANIMOUSLY

Councilmember Conover stated it hasn't been done for businesses, but its okay for a school. He understands why they are doing it, but why not for businesses.

Councilmember Creer stated by doing it for schools doesn't mean it cannot be changed for businesses.

Councilmember Sorensen stated his personal experience as a principal at Art City Elementary, parents requested a sign and it's still there. He agrees they are helpful, and agrees they should have them off during the evening to save energy.

Mayor Clyde noted he lives by the high school and feels it is important to have them turned off in later evenings and he likes to be able to drive by and know what is going on at the high school.

Councilmember Conover asked for clarification on flashing lights, does that only apply to schools. Director Aegerter replied it is specific to schools because they are in the residential zone.

Councilmember Sorensen asked about the moving direction of text. Director Aegerter replied it only applies to pulsing or flashing.

COUNCILMEMBER SORENSEN MOVED TO APPROVE ADOPTING **ORDINANCE #17-2014** AMENDING SECTIONS 11-6-301, LAND USE MATRIX OF SPRINGVILLE CITY CODE, 1991 PERTAINING TO RESIDENTIAL RELATED USES.

COUNCILMEMBER CREER SECONDED THE MOTION. THE VOTE IS RECORDED AS: COUNCILMEMBER CHILD-AYE, COUNCILMEMBER OLSEN-AYE, COUNCILMEMBER CREER-AYE, COUNCILMEMBER CONOVER-AYE, AND COUNCILMEMBER SORENSEN-AYE. THE MOTION PASSED UNANIMOUSLY

**7. Public Hearing to consider amending the General Plan from Commercial to Residential and to rezone the property located at 103 East 700 North from CC – Community Commercial to RMF -2, Residential Multi-Family zone. – Fred Aegerter, Community Development Director**

Director Aegerter described the property located at 103 East 700 North, also known as Lot 3 of the Art City Commercial Subdivision, that was developed in 2002. Since that time it has remained vacant. An application to rezone the property to multi-family, similar to the Willows housing in the area has been submitted. The general plan discussions have noted a need for more residential zoning. Director Aegerter explained in looking at Springville's multi-family zoning compared to other communities, Springville is in the middle.

Councilmember Olsen commented everything to the east of the property is condominiums and the development would blend in with what is there.

Director Aegerter remarked balancing this with the general plan strategies and goals this would be appropriate to consider and asked the Council to consider the amendment.

Mayor Clyde explained to the Youth City Council the zoning changes requested.

**MAYOR CLYDE OPENED THE PUBLIC HEARING AND ASKED THE YOUTH CITY COUNCIL MEMBERS IF THEY WOULD LIKE TO COMMENT.**

Roxie Chambers stated it is a great idea to put residential housing in this area it is next to similar housing and close to Main Street.

Meg Longhurst commented she doesn't have a preference on type of use she thinks by putting the fields to use will be good for the community.

Mayor Clyde noted the public hearing was open and invited anyone interested to comment. There was no further comment.

**COUNCILMEMBER CONOVER MOVED TO CLOSE THE PUBLIC HEARING. COUNCILMEMBER CREER SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR OF THE MOTION. THE MOTION PASSED UNANIMOUSLY**

Councilmember Creer commented it would be very useful changing the zoning and putting it to good use.

Councilmember Sorensen stated to look to the future uses and see if we need to leave a right of way, complete landscaping and give another egress for the property.

Mayor Clyde remarked it is a good transition for use of the property.

**COUNCILMEMBER CHILD MOVED TO APPROVE ADOPTING ORDINANCE #18-2014 REZONING THE PROPERTY AT 103 EAST 700 NORTH FROM THE CC-COMMUNITY COMMERCIAL ZONE TO RMF-2 MULTI-FAMILY RESIDENTIAL ZONE;**

AND AMENDING THE OFFICIAL ZONING MAP.

COUNCILMEMBER CONOVER SECONDED THE MOTION. THE VOTE IS RECORDED AS: COUNCILMEMBER CHILD-AYE, COUNCILMEMBER OLSEN-AYE, COUNCILMEMBER CREER-AYE, COUNCILMEMBER CONOVER-AYE, AND COUNCILMEMBER SORENSEN-AYE. THE MOTION PASSED UNANIMOUSLY.

COUNCILMEMBER CREER MOVED TO APPROVE ADOPTING **ORDINANCE #19-2014** AMENDING THE LAND USE ELEMENT OF THE GENERAL PLAN THAT RECLASSIFIES THE PARCEL LOCATED AT 103 EAST 700 NORTH FROM COMMERCIAL TO MEDIUM HIGH DENSITY RESIDENTIAL.

COUNCILMEMBER CHILD SECONDED THE MOTION. THE VOTE IS RECORDED AS: COUNCILMEMBER CHILD-AYE, COUNCILMEMBER OLSEN-AYE, COUNCILMEMBER CREER-AYE, COUNCILMEMBER CONOVER-AYE, AND COUNCILMEMBER SORENSEN-AYE. THE MOTION PASSED UNANIMOUSLY

## **REGULAR AGENDA**

**8. Consideration of a contract between J. Lyne Roberts and Sons and Springville City for CM/GC Services for the development of the Wayne Bartholomew Family Park Phase II** – Alex Roylance, Building and Grounds Director

Director Roylance explained the secondary irrigation pond construction is completed at Wayne Bartholomew Family Park and now the City needs to develop the park so that it can be enjoyed. The pond is currently drained and repairs are being done on the Westside of the pond.

Director Roylance commented they have secured the services of Logan Simpson Design Inc. for architectural and design services. In order to speed up the process of constructing the park, and to save the City time and money in the process, the City submitted an RFP for Construction Management/General Contractor services for the project. He explained seven attended the walk through and they only received two bids. Director Roylance noted Construction Manager/ General Contractor (CM/GC) is on board and will be part of the process and explained part of the advantages of going with CM/GC is they will give a not to exceed number on the contract and will only build up to that point versus a design to build model. He recounted the Splash Pad was built through a CM/GC contract and was completed in a shorter amount of time and saved money.

Director Roylance explained J. Lyne Roberts and Sons Inc. came in with the lowest bid and GEL Inc. submitted the second bid that was much higher. He stated the City has had a good experience with J. Lyne Roberts and staff feels they will provide a high quality product for the City.

Councilmember Conover asked about the time frame. Director Roylance responded depending on the weather approximately May 1, 2015. Mayor Clyde stated he would like to get a more realistic deadline.

COUNCILMEMBER CONOVER MOVED TO APPROVE ENTERING INTO A CONTRACT BETWEEN J. LYNE ROBERTS AND SONS AND SPRINGVILLE CITY FOR CM/GC SERVICES IN THE AMOUNT OF \$189,750.00

COUNCILMEMBER SORENSEN SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR OF THE MOTION. THE MOTION PASSED UNANIMOUSLY

**9. Consideration of approval entering into a Basis of Design Agreement between the City, JSRIP, the Dept. of the Interior, CUWCD, and URMCC for Hobble Creek and Community Park – Alex Roylance, Building and Grounds Director**

Director Roylance gave a follow up from the last Council meeting regarding this item and explained the project would be from I-15 to 400 West along Hobble Creek and part of the proposed project would occur in the area of the City's Community Park. The goal of the project is to improve flows in Hobble Creek, to widen the creek channel, to improve habitat for fish, and to make Hobble Creek a more usable asset.

Director Roylance addressed changes that came about from the last Council meeting. The City would like to see as little impact on the overall concept of the park as possible. The City and JSRIP have discussed options of design that would ultimately result in little or no loss of soccer fields or other amenities. Some amenities of the park would be developed in different locations of the park during future construction projects. Both parties would work toward mitigating wetlands into the creek widening project. If necessary, negotiations for compensation of City properties used for the project would be discussed prior to any construction. The proposed basis of design agreement will be for design purposes only. The project would not move in to the construction phase until all parties agreed with the design.

Director Roylance reviewed a new map showing soccer fields not affected. Mayor Clyde expressed the need to keep the same number of parking spaces. Director Roylance commented a restroom and playground will need to be constructed in other areas of park.

COUNCILMEMBER OLSEN MOVED TO APPROVE ENTERING INTO A BASIS OF DESIGN AGREEMENT BETWEEN THE CITY, JSRIP, THE DEPT. OF THE INTERIOR, CUWCD, AND URMCC FOR DESIGN WORK OF A POSSIBLE FUTURE PROJECT INVOLVING HOBBLE CREEK AND THE COMMUNITY PARK, AND TO ALLOW THE MAYOR TO SIGN SAID AGREEMENT

COUNCILMEMBER CHILD SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR OF THE MOTION. THE MOTION PASSED UNANIMOUSLY

Councilmember Sorensen confirmed there is no financial obligation.

Councilmember Olsen commented approximately 5000 June Sucker fish were recently planted in Utah Lake.

## **MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS**

There was none.

## **CLOSED SESSION**

10. *The Springville City Council may temporarily recess the regular meeting and convene in a closed session to discuss pending or reasonably imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205*

There was no closed session.

## **ADJOURNMENT**

COUNCILMEMBER CHILD MOVED TO ADJOURN THE CITY COUNCIL MEETING AT 7:59 P.M. COUNCILMEMBER OLSEN SECONDED THE MOTION, AND ALL VOTED AYE.